

**AVISON
YOUNG**

For Sale

9095 187 Street
Surrey, BC



5.0-acre future development
property in Anniedale-Tynehead

Mike Harrison*

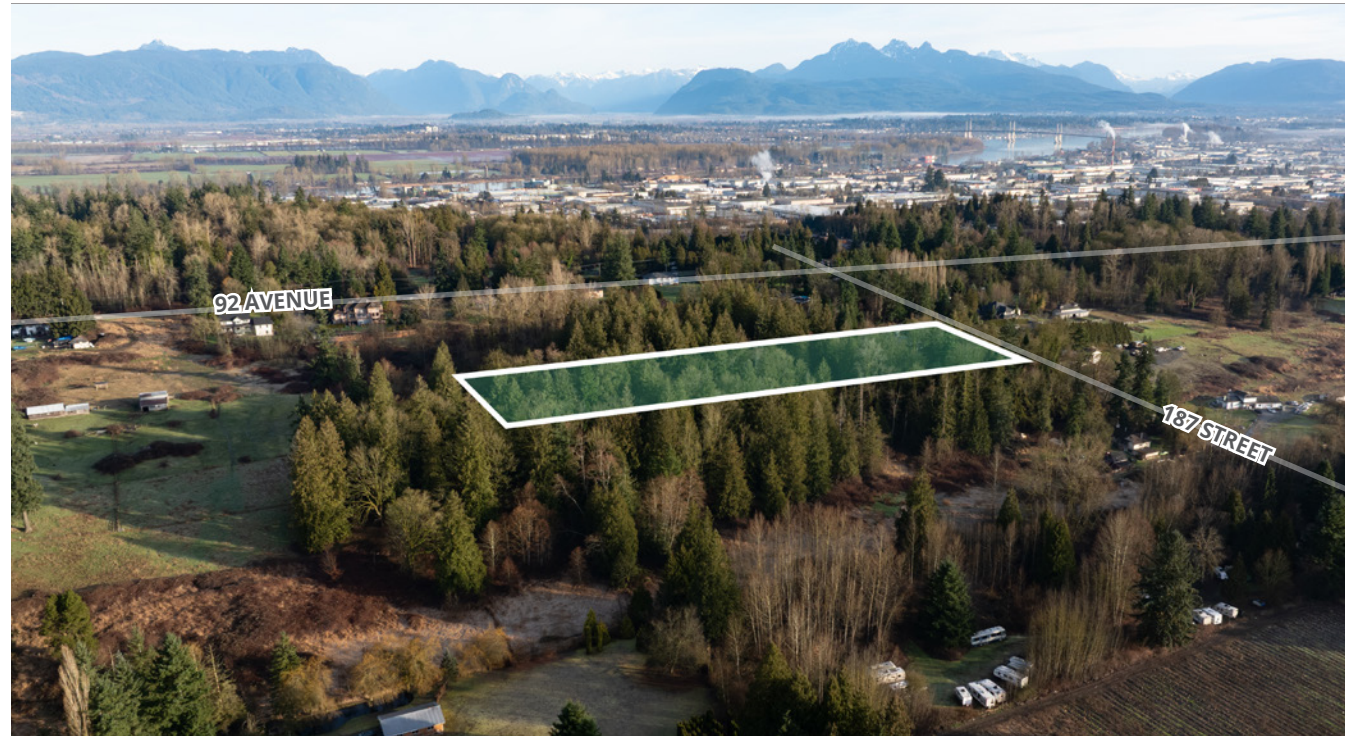
Principal, Development Land Sales
604 626 9547

mike.harrison@avisonyoung.com

**Mike Harrison Personal Real Estate Corporation*

For sale

9095 187 Street
Surrey, BC



Development potential

The subject property has a split land use designation. The west side of the Property is designated for Townhouse development up to 30 units per acre and will be across from a future elementary school.

The east side of the Property is designated Business Park for light industrial, office and service uses.

Developable area is slightly reduced by a minor watercourse bisecting the property, recently reviewed as part of the City's NCP-wide watercourse assessment.

Available documentation

Contact the listing agent for access to the data room of additional information including:

- Neighbourhood Concept Plan
- Land Use
- Tax Report

...and more

Salient information

PROPERTY ADDRESS

9095 187 Street, Surrey

PID

011-989-904

SITE SIZE

5.0 acres

NEIGHBOURHOOD

Anniedale-Tynehead

LAND USE DESIGNATION

Townhouse (30 UPA) & Business Park

CURRENT ZONING

RA

CURRENT USE

Owner occupied single family home

ASKING PRICE

\$6,975,000 (\$1,400,000 per acre)

Opportunity summary

This offering is an opportunity to purchase 5.0 acres of future development land in Surrey's Anniedale-Tynehead Neighbourhood Plan. The property possesses a mixed land use designation with potential for Townhouse on the west end and Business Park on the east side.

A well kept detached home could provide rental income until development.

Highlights



Size: 5.0 acres



Located in the Anniedale-Tynehead NCP

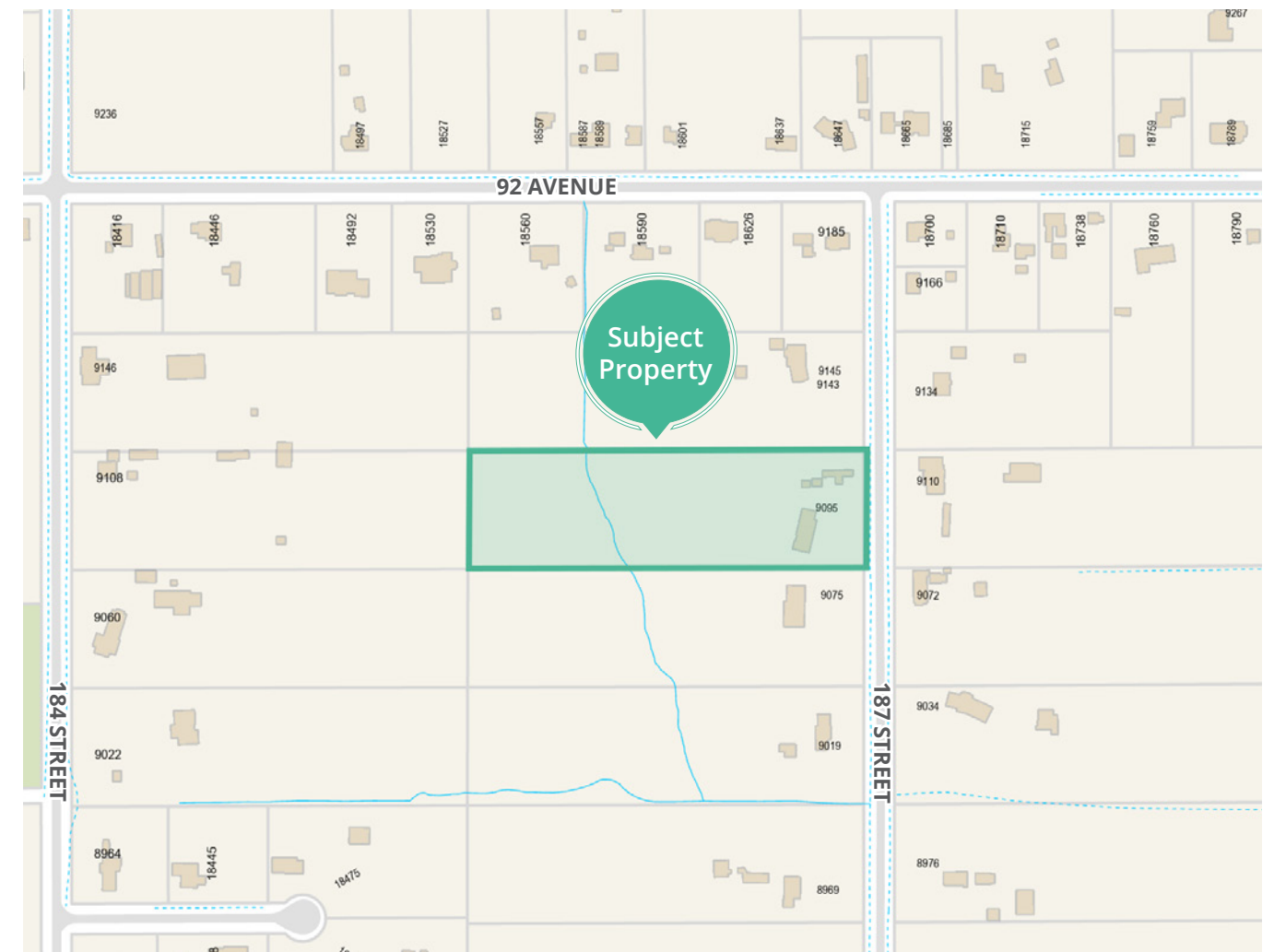


Improved with well kept detached home for rental income



Future development potential for townhomes and business park

City of Surrey GIS map

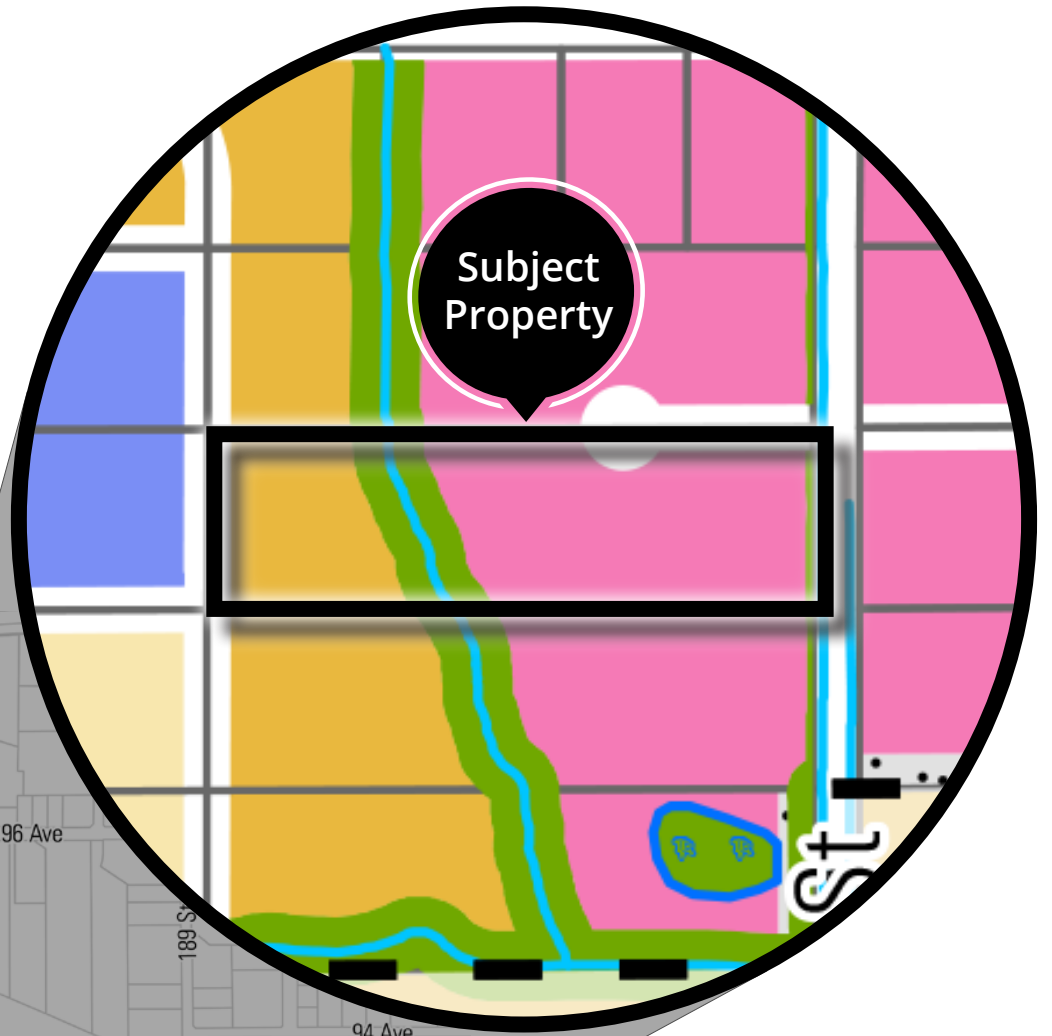
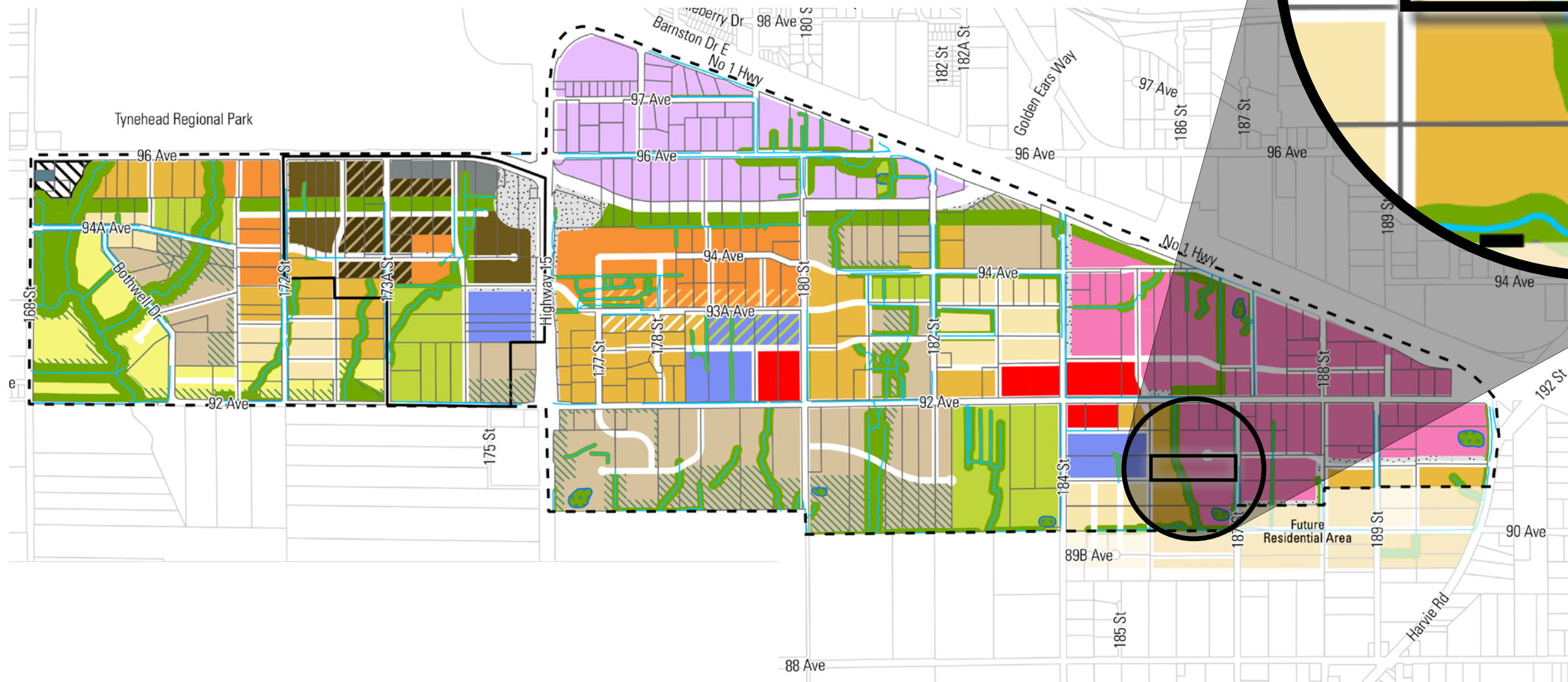


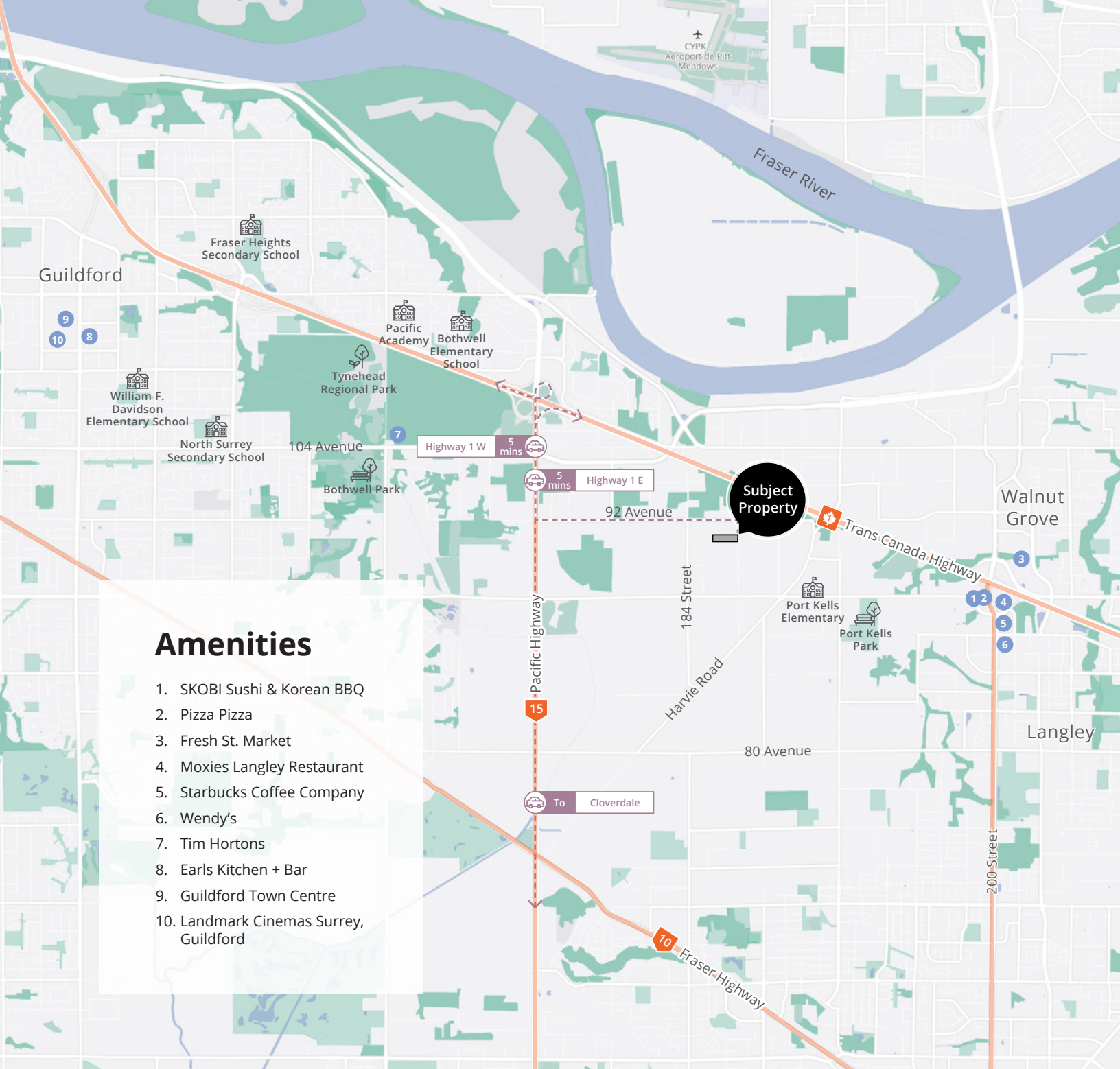
Source: City of Surrey GIS

Anniedale-Tynehead Land Use Map

LEGEND

- | | | | |
|---------------------------|--------------------------|--------------------|---------------------|
| Urban Residential Cluster | Mixed-use/Live-Work | Civic | Stream |
| Urban Residential | Green Space Transfer | Civic/Park | Plan Boundary |
| Medium Density Cluster | Low Rise Employment | Park | West Amendment Area |
| Townhouse | Neighbourhood Commercial | Natural Areas | Subject Property |
| Low Rise - Type I | Light Industrial | Interchange/Buffer | |
| Low Rise - Type II | Business Park | Special Study Area | |
| Low Rise Mixed Use | School | Stormwater Pond | |





Contact for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca